

**AGENDA OF A SPECIAL MEETING – SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION AS THE NATIONAL CITY
REDEVELOPMENT AGENCY**



**MARTIN LUTHER KING JR.
COMMUNITY CENTER
140 EAST 12TH STREET
NATIONAL CITY, CALIFORNIA
TUESDAY, DECEMBER 18, 2018 – 6:00 PM**

RON MORRISON
Chairman

ALBERT MENDIVIL
Boardmember

JERRY CANO
Boardmember

MONA RIOS
Boardmember

ALEJANDRA SOTELO-SOLIS
Boardmember

*1243 National City Blvd.
National City, CA 91950
619-336-4240*

*Meeting agendas and
minutes available on web*

WWW.NATIONALCITYCA.GOV

ORDER OF BUSINESS: Public sessions of all Regular Meetings of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency begin at 6:00 p.m. on the first and third Tuesday of each month. Public Hearings begin at 6:00 p.m. unless otherwise noted. Special Meetings begin in Open Session at 5:00 p.m., or such other time as noted, and after announcing closed session items, convenes into a Closed Meeting. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda.

REPORTS: All regular meeting agenda items and reports as well as all documents and writings distributed to the Board less than 72 hours prior to the meeting, are available for review at the entry to the Council Chambers. Regular Meetings of the Board are webcast and archived on the City's website **www.nationalcityca.gov**.

PUBLIC COMMENTS: Prior to the Business portion of the agenda, the Board will receive public comments regarding any matters within the jurisdiction of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency. Members of the public may also address any item on the agenda at the time the item is considered by the Board. Persons who wish to address the Board are requested to fill out a "Request to Speak" form available at the entrance to the City Council Chambers, and turn in the completed form to the City Clerk. The Chairperson will separately call for testimony of those persons who have turned in a "Request to Speak" form. If you wish to speak, please step to the podium at the appropriate time and state your name and address (optional) for the record. The time limit established for public testimony is three minutes per speaker unless a different time limit is announced. Speakers are encouraged to be brief. The Chairperson may limit the length of comments due to the number of persons wishing to speak or if comments become repetitious or irrelevant.

WRITTEN AGENDA: With limited exceptions, the Board may take action only upon items appearing on the written agenda. Items not appearing on the agenda must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature, and the need to take action on such items arose after the agenda was posted.

CONSENT AGENDA: Consent calendar items involve matters which are of a routine or noncontroversial nature. All consent items are adopted by approval of a single motion by the City Council. Prior to

such approval, any item may be removed from the consent portion of the agenda and separately considered, upon request of a Councilmember, a staff member, or a member of the public.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Spanish audio interpretation is provided during Board Meetings. Audio headphones are available in the lobby at the beginning of the meeting.

Audio interpretación en español se proporciona durante sesiones del Consejo Municipal. Los audiófonos están disponibles en el pasillo al principio de la junta.

THE BOARD REQUESTS THAT ALL CELL PHONES AND PAGERS BE TURNED OFF DURING BOARD MEETINGS.

OPEN TO THE PUBLIC

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS (THREE-MINUTE TIME LIMIT)

CONSENT CALENDAR

1. [Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of December 4, 2018. \(City Clerk\)](#)
2. [Investment Report for the quarter ended September 30, 2018. \(Finance\)](#)
3. [Successor Agency Warrant Register #19 for the period of 10/31/18 through 11/06/18 in the amount of \\$0.00. \(Finance\)](#)
4. [Successor Agency Warrant Register #20 for the period of 11/07/18 through 11/13/18 in the amount of \\$0.00. \(Finance\)](#)

PUBLIC HEARINGS

NON CONSENT RESOLUTIONS

5. [Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Approving the Recognized Obligation Payment Schedule \(ROPS\) for the Period July 1, 2019 through June 30, 2020 \(ROPS 19-20\) with Expenditures Totaling \\$9,254,149, Approving the Associated Administrative Budget, and Authorizing them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board. \(Successor Agency\)](#)

NEW BUSINESS

STAFF REPORTS

MEMBER REPORTS

CLOSED SESSION REPORT

ADJOURNMENT

Adjourned Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday - January 22, 2019 - 6:00 p.m. - Council Chamber - National City, California.

Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday - February 5, 2019 - 6:00 p.m. - Council Chamber - National City, California.

The following page(s) contain the backup material for Agenda Item: [Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of December 4, 2018. \(City Clerk\)](#)

Please scroll down to view the backup material.

Item #____

12/18/18

**APPROVAL OF THE MINUTES OF THE REGULAR
MEETING OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION AS THE
NATIONAL CITY REDEVELOPMENT AGENCY
OF DECEMBER 4, 2018.**

(City Clerk)

DRAFT DRAFT DRAFT
**MINUTES OF THE REGULAR MEETING OF THE
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY**

December 4, 2018

The Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency was called to order at 9:56 p.m. by Chairman Ron Morrison.

ROLL CALL

Board members present: Cano, Mendivil, Morrison, Rios, Sotelo-Solis.
Administrative Officials present: Dalla, Deese, Pedone, Raulston.

PUBLIC COMMENTS – None.

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Item No. 1 (Minutes), Item Nos. 2 through 4 (Warrant Registers). Motion by Sotelo-Solis, seconded by Cano, to approve the Consent Calendar. Carried by unanimous vote.

SUCCESSOR AGENCY 2018 (406-10-16)

1. Approval of the Minutes of the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency of November 20, 2018. (City Clerk)
ACTION: Approved. See above.
2. Investment transactions for the month ended August 31, 2018. (Finance)
ACTION: Approved. See above.
3. Successor Agency Warrant Register #17 for the period of 10/17/18 through 10/23/18 in the amount of \$0.00. (Finance)
ACTION: Approved. See above.
4. Successor Agency Warrant Register #18 for the period of 10/24/18 through 10/30/18 in the amount of \$3,307.93. (Finance)
ACTION: Approved. See above.

ADJOURNMENT

Motion by Cano, seconded by Rios, to adjourn the meeting to the Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – December 18, 2018 - 6:00 p.m. - Council Chambers - National City, California. Carried by unanimous vote.

Regular Meeting of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency - Tuesday – December 18, 2018 - 6:00 p.m. - Council Chamber - National City, California.

The meeting closed at 9:57 p.m.

Secretary

The foregoing minutes were approved at the Regular Meeting of December 18, 2018.

Chairman

The following page(s) contain the backup material for Agenda Item: [Investment Report for the quarter ended September 30, 2018. \(Finance\)](#)

Please scroll down to view the backup material.

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
COUNCIL AGENDA STATEMENT**

MEETING DATE: December 18, 2018

AGENDA ITEM NO. |

ITEM TITLE:

Investment Report for the quarter ended September 30, 2018

PREPARED BY: *Ron Gutlay*

PHONE: (619) 336-4346

DEPARTMENT: Finance

APPROVED BY: _____

EXPLANATION:

See attached staff report.

FINANCIAL STATEMENT:

ACCOUNT NO.

See attached staff report.

APPROVED: *Mark Ralusto* Finance

APPROVED: _____ MIS

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION: ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION:

Accept and file the Investment Report for the quarter ended September 30, 2018.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

1. Staff Report
2. Investment Summary



Successor Agency Staff Report

December 18, 2018

ITEM

Staff Report: Successor Agency's Investment Report for the quarter ended September 30, 2018.

BACKGROUND

The California Government Code (§ 53646(b)) requires that, when the treasurer or the chief fiscal officer of a local agency renders to the legislative body of the agency a quarterly report on the agency's investment portfolio, such report shall include the following information regarding all securities, investments, and moneys held by the local agency:

- type of investment;
- issuer (bank or institution);
- date of maturity;
- dollar amount invested; and
- current market valuation as of the date of the report.

In addition, the Government Code (§ 53646(b)(2)) requires that the report states the City's compliance with its investment policy and includes a statement regarding the ability of the local agency to meet its pool's ability to meet its expenditure requirements Code (§ 53646(b)(3)).

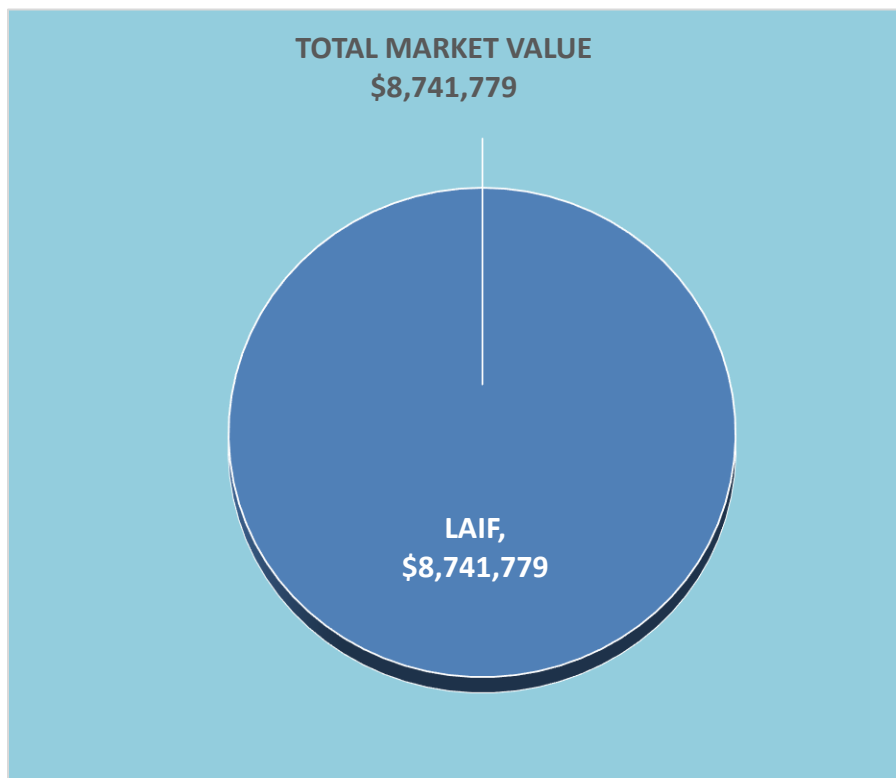
OVERVIEW OF SUCCESSOR AGENCY INVESTMENTS

The Successor Agency invests most of its funds with the California Treasurer's Local Agency Investment Fund ("LAIF"). This is a liquid investment pool, which allows participants to earn market rate returns of large investments, while retaining access to funds within 24 hours of a withdrawal request. For the quarter ended September 30, 2018, the LAIF's interest rate was 2.16%.

Summaries of the Successor Agency's investment portfolio are illustrated on the next page.

SUMMARY OF INVESTMENT PORTFOLIO**For the Quarter Ended September 30, 2018**

Investment Type	Book Value	Market Value	% of Portfolio
LAIF	\$ 8,713,323	\$ 8,741,779	100.0%
Cash with Fiscal Agent	-	-	0.0%
Totals	\$ 8,713,323	\$ 8,741,779	100.00%

**COMPLIANCE STATEMENT**

All of the Successor Agency's investments are in compliance with the City's investment policy (City Council Policy No. 203) and the California Government Code (§ 53601 et seq).

FINANCIAL STATEMENT

Total LAIF gains/(losses), realized and unrealized, for the period were \$47,343.

Staff certifies that there are sufficient funds to meet the pool's expenditure requirements.

RECOMMENDATIONS

Accept and file the Successor Agency Investment Report for the quarter ended September 30, 2018.

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

www.treasurer.ca.gov/pmia-laif/laif.asp
October 04, 2018

S/A CITY OF NATIONAL CITY FOR NATIONAL
CITY REDEVELOPMENT AGENCY
FINANCE DIRECTOR
1243 NATIONAL CITY BLVD
NATIONAL CITY, CA 91950

PMIA Average Monthly Yields

Account Number:
65-37-014

Tran Type Definitions

September 2018 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	8,713,323.13
Total Withdrawal:	0.00	Ending Balance:	8,713,323.13

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

www.treasurer.ca.gov/pmia-laif/laif.asp

October 04, 2018

S/A CITY OF NATIONAL CITY FOR NATIONAL
CITY REDEVELOPMENT AGENCY
FINANCE DIRECTOR
1243 NATIONAL CITY BLVD
NATIONAL CITY, CA 91950

PMIA Average Monthly Yields

Account Number:
65-37-014

Tran Type Definitions

August 2018 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	8,713,323.13
Total Withdrawal:	0.00	Ending Balance:	8,713,323.13

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

www.treasurer.ca.gov/pmia-laif/laif.asp

August 07, 2018

S/A CITY OF NATIONAL CITY FOR NATIONAL
 CITY REDEVELOPMENT AGENCY
 FINANCE DIRECTOR
 1243 NATIONAL CITY BLVD
 NATIONAL CITY, CA 91950

PMIA Average Monthly Yields

Account Number:
 65-37-014

Tran Type Definitions

July 2018 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Authorized Caller	Amount
7/13/2018	7/12/2018	QRD	1578609	SYSTEM	41,150.12

Account Summary

Total Deposit:	41,150.12	Beginning Balance:	8,672,173.01
Total Withdrawal:	0.00	Ending Balance:	8,713,323.13



BETTY T. YEE

California State Controller

LOCAL AGENCY INVESTMENT FUND
REMITTANCE ADVICE

Agency Name

S/A CTY NATIONAL CTY

Account Number

65-37-014

As of 10/15/2018, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 09/30/2018.

Earnings Ratio		.00005909460836489
Interest Rate		2.16%
Dollar Day Total	\$	801,131,926.52
Quarter End Principal Balance	\$	8,713,323.13
Quarterly Interest Earned	\$	47,342.58



State of California

Pooled Money Investment Account

Market Valuation

9/30/2018

		Carrying Cost Plus			
Description		Accrued Interest	Purch.	Amortized Cost	Fair Value
				Accrued Interest	
1*	United States Treasury:				
	Bills	\$	16,170,833,546.22	\$	16,296,335,127.01
	Notes	\$	27,467,752,638.26	\$	27,461,025,460.04
1*	Federal Agency:				
	SBA	\$	780,001,209.85	\$	780,001,209.85
	MBS-REMICs	\$	27,050,783.12	\$	27,393,077.56
	Debentures	\$	2,397,593,922.31	\$	2,382,272,150.00
	Debentures FR	\$	-	\$	-
	Debentures CL	\$	200,000,000.00	\$	196,871,500.00
	Discount Notes	\$	11,141,336,347.31	\$	11,197,252,500.00
1*	Supranational Debentures	\$	489,118,743.08	\$	486,290,300.00
1*	Supranational Debentures FR	\$	100,344,087.56	\$	100,706,084.34
2*	CDs and YCDs FR	\$	525,000,000.00	\$	525,000,000.00
2*	Bank Notes	\$	1,000,000,000.00	\$	999,336,863.17
2*	CDs and YCDs	\$	15,300,000,000.00	\$	15,293,041,253.62
2*	Commercial Paper	\$	6,396,625,430.50	\$	6,421,592,005.55
1*	Corporate:				
	Bonds FR	\$	-	\$	-
	Bonds	\$	-	\$	-
1*	Repurchase Agreements	\$	-	\$	-
1*	Reverse Repurchase	\$	-	\$	-
	Time Deposits	\$	5,022,740,000.00	\$	5,022,740,000.00
	AB 55 & GF Loans	\$	790,994,000.00	\$	790,994,000.00
	TOTAL	\$	87,809,390,708.21	\$	88,016,292,309.07

Fair Value Including Accrued Interest

\$ 88,025,067,287.50

* Governmental Accounting Standards Board (GASB) Statement #72

Repurchase Agreements, Time Deposits, AB 55 & General Fund loans, and Reverse Repurchase agreements are carried at portfolio book value (carrying cost).

The value of each participating dollar equals the fair value divided by the amortized cost (0.997832404).
As an example: if an agency has an account balance of \$20,000,000.00, then the agency would report its participation in the LAIF valued at \$19,956,648.08 or \$20,000,000.00 x 0.997832404.

The following page(s) contain the backup material for Agenda Item: [Successor Agency Warrant Register #19 for the period of 10/31/18 through 11/06/18 in the amount of \\$0.00. \(Finance\)](#)

Please scroll down to view the backup material.

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AGENDA STATEMENT**

MEETING DATE: December 18, 2018

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #19 for the period of 10/31/18 through 11/6/18 in the amount of \$0.00. (Finance)

PREPARED BY: K. Apalategui
PHONE: 619-336-4572

DEPARTMENT: Finance

APPROVED BY: _____

EXPLANATION:

Pursuant to ABX1 26, all redevelopment agencies in the State of California were dissolved as of February 1, 2012. Upon dissolution of the City of National City's Redevelopment Agency, the City assumed the role of Successor Agency to the Community Development Commission as the National City Redevelopment Agency ("Successor Agency").

In order to streamline the payment process, the City pays all expenses of the Successor Agency. The Successor Agency then reimburses the City.

No Successor Agency Warrants issued for the period of 10/31/18 – 11/6/18.

FINANCIAL STATEMENT:

APPROVED: Mark Ralento **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

No reimbursements.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: **INTRODUCTION:** ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION:

No action.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Successor Agency Warrant Register # 19



**SUCCESSOR AGENCY
WARRANT REGISTER # 19
11/6/2018**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
	NO WARRANTS PROCESSED TO SUCCESSOR AGENCY FOR THE WEEK OF 10/31/2018 - 11/06/2018			
			A/P Total	\$ -
			Total disbursements paid with City's Funds	
			GRAND TOTAL	\$ -

The following page(s) contain the backup material for Agenda Item: [Successor Agency Warrant Register #20 for the period of 11/07/18 through 11/13/18 in the amount of \\$0.00. \(Finance\)](#)

Please scroll down to view the backup material.

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AGENDA STATEMENT**

MEETING DATE: December 18, 2018

AGENDA ITEM NO. |

ITEM TITLE:

Successor Agency Warrant Register #20 for the period of 11/7/18 through 11/13/18 in the amount of \$0.00. (Finance)

PREPARED BY: K. Apalategui
PHONE: 619-336-4572

DEPARTMENT: Finance

APPROVED BY: _____

EXPLANATION:

Pursuant to ABX1 26, all redevelopment agencies in the State of California were dissolved as of February 1, 2012. Upon dissolution of the City of National City's Redevelopment Agency, the City assumed the role of Successor Agency to the Community Development Commission as the National City Redevelopment Agency ("Successor Agency").

In order to streamline the payment process, the City pays all expenses of the Successor Agency. The Successor Agency then reimburses the City.

No Successor Agency Warrants issued for the period of 11/7/18 – 11/13/18.

FINANCIAL STATEMENT:

APPROVED: Mark Ralento **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

No reimbursements.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: **INTRODUCTION:** ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION:

No action.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Successor Agency Warrant Register # 20



**SUCCESSOR AGENCY
WARRANT REGISTER # 20
11/13/2018**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
	NO WARRANTS PROCESSED TO SUCCESSOR AGENCY FOR THE WEEK OF 11/07/2018 - 11/13/2018			
			A/P Total	\$ -
			Total disbursements paid with City's Funds	
			GRAND TOTAL	\$ -

The following page(s) contain the backup material for Agenda Item: [Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Approving the Recognized Obligation Payment Schedule \(ROPS\) for the Period July 1, 2019 through June 30, 2020 \(ROPS 19-20\) with Expenditures Totaling \\$9,254,149, Approving the Associated Administrative Budget, and Authorizing them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board. \(Successor Agency\)](#)

Please scroll down to view the backup material.

**SUCCESSOR AGENCY TO
THE COMMUNITY DEVELOPMENT COMMISSION
AS THE NATIONAL CITY REDEVELOPMENT AGENCY
AGENDA STATEMENT**

MEETING DATE: December 18, 2018

AGENDA ITEM NO. |

ITEM TITLE:

Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Approving the Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2019 through June 30, 2020 (ROPS 19-20) with Expenditures Totaling \$9,254,149, Approving the Associated Administrative Budget, and Authorizing them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board.

PREPARED BY: Brad Raulston, Executive Director

DEPARTMENT: Successor Agency

PHONE: (619) 336-4256

APPROVED BY: 

EXPLANATION:

Effective February 1, 2012, all redevelopment agencies in California were dissolved and "successor agencies" were established to wind down the affairs of the former redevelopment agencies under the direction of oversight boards. Health and Safety Code Section 34177 requires successor agencies to perform a number of functions, one of which is to prepare a Recognized Obligation Payment Schedule (ROPS) before each fiscal period that details amounts required to be spent and the source of funds for those expenditures. Each successor agency must submit the ROPS to its Oversight Board for approval, after which it is forwarded for review and approval to the State Department of Finance, with copies to the County Auditor and Controller and State Controller's Office. In addition, successor agencies are required to prepare and submit to the oversight board an administrative budget that details the estimated administrative costs for each upcoming ROPS period.

The proposed ROPS for the period July 1, 2019 through June 30, 2020 (ROPS 19-20) totals \$9.25 million and includes an administrative allowance of \$250,000, which costs are itemized in the associated Administrative Budget. Upon approval of this ROPS and the Administrative Budget, staff will submit them to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board for its January 17, 2019 meeting. ROPS 19-20 is due to the State Department of Finance by February 1, 2019. Please see the attached staff report for further details regarding the ROPS.

FINANCIAL STATEMENT:

APPROVED:  Finance

ACCOUNT NO.

N/A

APPROVED: _____ MIS

ENVIRONMENTAL REVIEW:

Pursuant to Title 15 of the California Code of Regulations, Section 15378(b)(4), this item is not subject to the California Environmental Quality Act review because the recommended approvals are not considered a project and are governmental funding mechanisms and fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant environmental impact.

ORDINANCE: ☐ **INTRODUCTION:** ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION:

Adopt proposed resolution.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

1. Staff Report
2. Resolution with Exhibit "A" (ROPS 19-20) and Exhibit "B" (ROPS 19-20 Administrative Budget)

CITY OF NATIONAL CITY
SUCCESSOR AGENCY STAFF REPORT

December 18, 2018

Item:

Resolution of the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency Approving the Recognized Obligation Payment Schedule (ROPS) for the Period July 1, 2019 through June 30, 2020 (ROPS 19-20) with Expenditures Totaling \$9,254,149, Approving the Associated Administrative Budget, and Authorizing Them to be Submitted to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board

Background:

Effective February 1, 2012, all redevelopment agencies in California were dissolved and "successor agencies" were established to wind down the affairs of the former redevelopment agencies under the direction of oversight boards. Health and Safety Code Section 34177 requires successor agencies to perform a number of functions, one of which is to prepare a Recognized Obligation Payment Schedule (ROPS) before each fiscal period that details amounts required to be spent and the source of funds for those expenditures. Each successor agency must submit the ROPS to its oversight board for approval, after which it is forwarded for review and approval to the State Department of Finance, with copies to the County Auditor and Controller and State Controller's Office. ROPS 19-20 is due to the State Department of Finance by February 1, 2019. In addition, successor agencies are required to prepare and submit to the oversight board an administrative budget that details the estimated administrative costs for each upcoming ROPS period.

Even though the ROPS covers an entire fiscal year, the standardized form distributed by the State Department of Finance (DOF) requires that obligation payment amounts be assigned to either the "A" portion of the fiscal year (July through December) or the "B" portion of the year (January through June). The assignment of expenses to one half or the other of the fiscal year is designed not to restrict when authorized amounts may be spent during the fiscal year, but to facilitate the distribution of redevelopment property tax trust fund (RPTTF) monies, the primary source of funding for the ROPS. RPTTF monies are distributed on June 1 and January 2 by the County Auditor and Controller; the June 1 distribution applies to expenditures expected to occur during the "A" portion of the upcoming ROPS cycle, while the January 2 distribution provides cash for the second half ("B" portion) of the fiscal year.

Should changes to the ROPS be necessary, each successor agency is allowed to amend the approved ROPS one time. The amendment must be submitted to DOF by October 1, and successor agencies may only amend the amounts requested for payment of approved enforceable obligations that fall within the "B" portion of the year; no new obligations can be created through the amendment process.

Discussion:

The proposed Recognized Obligation Payment Schedule for the July 1, 2019 through June 30, 2020 (ROPS 19-20) period for the National City Successor Agency, attached as Exhibit A to the resolution, totals \$9.25 million. Of that amount, \$8.73 million is allocated to the first half of the

fiscal year and \$0.52 million to the second half of the fiscal year. Enforceable obligations for the ROPS 19-20 period include debt service on the Successor Agency's tax allocation bonds of \$4.20 million, environmental remediation and related planning and review costs of \$4.60 million for the park component of the WI-TOD housing project, an administrative cost allowance of \$0.25 million, legal services totaling \$0.12 million, and various other operational costs totaling \$0.066 million.

Debt service: In September 2017 all of the Successor Agency's outstanding tax allocation bonds (Series 1999, 2005B and 2011) were refunded to reduce future interest costs on the bonds. For the ROPS 19-20 period, debt service payments on the 2017 refunding bonds will total \$4.20 million, which is \$1.05 million less than would have been due without the refunding. Overall, the refunding bonds will result in an annual average debt service savings of \$1.0 million through final maturity in August 2032.

WI-TOD (Paradise Creek) Housing Project: The Westside Infill Transit-Oriented Development (WI-TOD) housing project, now known as the Paradise Creek apartment community, is being developed in two phases. Phase I opened in the spring of 2017 with 109 units. Phase II of the project includes an additional 92 units and a four-acre public park. The housing portion of Phase II was completed in May 2018 and all units are occupied.

The park portion of Phase II of the project is underway. A soils analysis of the park site revealed, as was the case for the housing portions of the project, that significant environmental remediation would be required before the park could be built. Based on the DDR between the developer and the former Redevelopment Agency, environmental remediation is the responsibility of the Redevelopment Agency (now the Successor Agency).

ROPS 18-19 included \$5,600,000 for Item 176 as the best available estimate for environmental remediation of the park site. Subsequent to the approval of ROPS 18-19, a remediation plan was approved by the California Department of Toxic Substances Control (DTSC). In October 2018, a contract in the amount of \$5,219,250 was awarded for this work. A 25% contingency, in the amount of \$1,304,813, was also authorized given the high volume of contaminated soil that must be hauled off to an out-of-state Class 1 landfill, resulting in a potential total project cost of \$6,524,063. Of the \$6.5 million potential cost, funding in the amount of \$223,822 is coming from non-Successor Agency sources, leaving an up-to cost of \$6,300,241 for the Successor Agency. This amount exceeds the ROPS 18-19 estimate of \$5,600,000 by \$700,241. As a result, ROPS 19-20, Item 176, includes a request for \$476,505 from RPTTF monies and \$223,736 from Other Funds to ensure that adequate funding is available timely to complete the remediation work. While the work on the project is scheduled to begin in late December and be completed in the summer, weather or as yet unknown other conditions may affect the timeline and, therefore, to ensure that there are no interruptions in funding, \$3.6 million of the \$5,600,000 from ROPS 18-19 is requested to be carried over to ROPS 19-20.

Two other items on the ROPS are related to the environmental remediation work on the WI-TOD project: remediation planning (Item 12 - EnSafe) and environmental oversight (Item 13 - DTSC). For Item 12, a total of \$233,200 is requested, including a projected carryover of \$113,200 from ROPS 18-19 (out of an available balance of \$173,200) and new RPTTF funding in the amount of \$120,000. EnSafe's role is to provide environmental support services for site remediation of the Paradise Creek Park project, including soil characterization and reporting, soil excavation and import monitoring, and preparation of the removal action completion report. The full scope of the work was not determined until after the remediation plan was finalized,

which, as noted above, was subsequent to the approval of ROPS 18-19. For Item 13, a total of \$80,500 is requested, including a carryover of \$60,500 from ROPS 18-19 and new RPTTF funding of \$20,000. DTSC will continue to perform regulatory oversight activities during site remediation as well as review the completion report. For both Items 12 and 13, the costs are the best estimates at this time. Should there be any unexpected issues that develop during the remediation process, these costs are subject to change.

Administrative Cost Allowance and Administrative Budget: The administrative cost allowance is governed by Health and Safety Code (HSC) section 34171 (b) and is calculated based on what is termed "the adjusted Redevelopment Property Tax Trust Fund (RPTTF) distribution" from the prior year. The adjusted RPTTF distribution equals the RPTTF revenue distributed for the prior ROPS year less the prior year's authorized administrative cost allowance (ACA) and less any city loan repayments. This adjusted RPTTF amount is then multiplied by 3%. The 2018-19 adjusted RPTTF for the National City Successor Agency is \$7.85 million. When multiplied by 3%, it would result in an ACA for ROPS 19-20 of \$235,600. This calculated amount is less, however, than the minimum provided for in redevelopment dissolution law. The minimum ACA is \$250,000 annually, but may not exceed 50% of the adjusted RPTTF distribution. Based on the foregoing information, the ACA for ROPS 19-20 is requested to be \$250,000. The Administrative Budget, attached as Exhibit B to the resolution, details the estimated administrative expenditures for the ROPS 19-20 period.

Legal Services: As was reported in the staff reports for ROPS 17-18 and 18-19, barring any new issues that might arise, the Successor Agency has only one litigation matter remaining: the Affordable Housing Coalition v. Sandoval, et al case. In July, 2013, the Affordable Housing Coalition of San Diego County filed a lawsuit in the Sacramento County Superior Court against the City of National City in its capacity as the Successor Agency to the Community Development Commission of National City, as well as other cities/successor agencies in San Diego County, claiming that 1) the statutes under the former Redevelopment Law imposing affordable housing obligations upon redevelopment agencies created enforceable obligations under the redevelopment dissolution statutes, and 2) if enforceable obligations were not created, the dissolution statutes unconstitutionally impaired the obligations of contracts. In September, 2016, the Court ruled against the petitioner and in favor of the respondent cities/successor agencies. Judgment based upon this ruling was entered in November, 2016, but the ruling was appealed and is still in the appeal process.

The cost of the litigation is being shared by eight agencies. ROPS 17-18, Item 179, included \$20,000 for the National City Successor Agency's share of the costs. In the Amended ROPS 17-18B, \$10,000 was added, bringing the authorized total spending for this obligation to \$30,000. ROPS 18-19 included a carryover of \$15,700. Currently \$12,572 of the original \$30,000 remains unspent and is requested to be carried over to ROPS 19-20 because it is uncertain when the case will reach a final conclusion.

In addition to the \$12,572 noted above, ROPS 19-20 requests the carryover of \$108,000 for legal services from ROPS 18-19 (spread across Items 144, 146, 147, and 167) that will provide subject matter expertise to ensure compliance with agreements entered into by the former redevelopment agency and for active environmental remediation activities.

Other Operational Costs: Other operational costs of \$65,550 include amounts for environmental monitoring services arising from agreements entered into by the former redevelopment agency (Items 110 and 111), and for financial services related to the tax allocation refunding bonds

(Items 128, 162, 184, and 185). Of the \$65,550, \$21,300 is requested to be carried over from ROPS 18-19 and \$44,250 is requested to come from RPTTF. Regarding Item 111 with a total funding request of \$36,300, staff is working with Geosyntec to review and identify remaining ongoing Successor Agency remediation monitoring requirements as well as those monitoring requirements that can be closed. The County's Environmental Services Department has oversight responsibility (Item 110) for these monitoring requirements. Funding for items 110 and 111 continue to be on an estimated basis.

Recommendation:

Adopt the resolution and authorize staff to take all necessary actions to submit the ROPS 19-20 and associated Administrative Budget to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board for approval and subsequently to the State and the County as required by redevelopment agency dissolution law.

Fiscal Impact Statement:

The expenditures for the items listed on ROPS 19-20 total \$9.3 million, \$5.1 million of which is proposed to be funded from RPTTF, \$3.9 million from Reserve Balance (unspent RPTTF amounts from prior periods), and \$0.2 million from Other Funds (available from prior periods). The amount of new RPTTF projected to be available to the Successor Agency for ROPS 18-19 is \$15.9 million. If RPTTF funding projections are correct and if all of the items on the ROPS proposed to be funded by RPTTF are approved, approximately \$10.8 million would be available for distribution to the affected taxing entities as residual balance. The \$10.8 million would yield approximately \$4.6 million on the June 1, 2019 distribution date and \$6.2 million on January 2, 2020.

RESOLUTION NO. 2018 –

RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION AS
THE NATIONAL CITY REDEVELOPMENT AGENCY ADOPTING
THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR
THE PERIOD JULY 1, 2019 THROUGH JUNE 30, 2020 (ROPS 19-20)
WITH EXPENDITURES TOTALING \$9,254,149, AND APPROVING
ITS SUBMITTAL TO THE COUNTY OF SAN DIEGO COUNTYWIDE
REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD

WHEREAS, the City Council established the Redevelopment Agency of the City of National City (the “Redevelopment Agency”) by Ordinance No. 1164, dated April 11, 1967; and

WHEREAS, the City Council established the Housing Authority of the City of National City (the “Housing Authority”) by Ordinance No. 1484, dated October 14, 1975; and

WHEREAS, the City Council established the Community Development Commission of the City of National City (the “CDC”) by Ordinance No. 1484, dated October 14, 1975, and vested the CDC with all of the powers, duties, and responsibilities of both the Redevelopment Agency and the Housing Authority, among other matters, for the purpose of enabling the CDC to operate and govern the Redevelopment Agency and the Housing Authority under a single board and as a single operating entity. The CDC acting in its capacity as the Redevelopment Agency of the City of National City is referred to herein as the “CDC-RDA”; and

WHEREAS, all California redevelopment agencies, including the Redevelopment Agency and the CDC-RDA, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, pursuant to AB 26, the City Council adopted Resolution No. 2012-15 on January 10, 2012, electing to be the Successor Agency to the CDC-RDA. The Successor Agency is a legal entity that exists separate and independent from the City. The Successor Agency formally named itself the “Successor Agency to the Community Development Commission as the National City Redevelopment Agency”; and

WHEREAS, Health and Safety Code section 34177(l) requires each successor agency to prepare a Recognized Obligation Payment Schedule prior to each upcoming fiscal period and submit it for approval to its oversight board; and

WHEREAS, a recognized obligation payment schedule for the period of July 1, 2019 through June 30, 2020 (ROPS 19-20) with expenditures totaling \$9,254,149 has been submitted by the Executive Director for consideration and adoption by the Board of the Successor Agency; and

WHEREAS, the ROPS 19-20 shall hereafter be submitted for review and approval to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board, and submitted to the County Administrative Officer, County Auditor/Controller, State Department of Finance, and State Controller as required by Health and Safety Code section 34177(l); and

WHEREAS, the Successor Agency, now having considered ROPS 19-20, desires to adopt the ROPS 19-20; and

WHEREAS, the Successor Agency's ROPS 19-20, which is consistent with the requirements of the Health and Safety Code and other applicable law, is attached to this Resolution as Exhibit "A"; and

WHEREAS, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the adoption of this Resolution have been met.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Successor Agency to the Community Development Commission as the National City Redevelopment Agency, as follows:

SECTION 1. The foregoing recitals are true and correct, and are hereby made by this reference a substantive part of this Resolution.

SECTION 2. The Successor Agency's ROPS 19-20, which is attached hereto as Exhibit "A", is approved and adopted.

SECTION 3. The Executive Director, or designee, is hereby authorized and directed to:

(i) submit the ROPS 19-20 to the County of San Diego Countywide Redevelopment Successor Agency Oversight Board for approval in such format as may be directed by the Oversight Board or the County of San Diego; and

(ii) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency; and

(ii) take such other actions and execute such other documents as are necessary to comply with Health and Safety Code 34177 with regard to ROPS 19-20, and to amend the ROPS 19-20 administratively to reflect the most up to date prior period actual cost or cash data, or to conform to the direction, guidance, and/or requirements related to ROPS 19-20 by the Oversight Board, Department of Finance, or other reviewing agencies.

SECTION 4. The Successor Agency determines that this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per section 15378(b)(5) of the Guidelines.

SECTION 5. This Resolution shall take effect upon the date of its adoption.

PASSED and ADOPTED this 18th day of December, 2018.

Alejandra Sotelo-Solis,
Chairwoman

ATTEST:

Michael R. Dalla, City Clerk as
Secretary to the Successor Agency

APPROVED AS TO FORM:

Angil P. Morris-Jones
Successor Agency Counsel

Recognized Obligation Payment Schedule (ROPS 19-20) - Summary
Filed for the July 1, 2019 through June 30, 2020 Period

Successor Agency:	National City
County:	San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		19-20A Total (July - December)	19-20B Total (January - June)	ROPS 19-20 Total
A	Enforceable Obligations Funded as Follows (B+C+D):	\$ 4,139,308	\$ -	\$ 4,139,308
B	Bond Proceeds	-	-	-
C	Reserve Balance	3,915,572	-	3,915,572
D	Other Funds	223,736	-	223,736
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 4,590,131	\$ 524,710	\$ 5,114,841
F	RPTTF	4,340,131	524,710	4,864,841
G	Administrative RPTTF	250,000	-	250,000
H	Current Period Enforceable Obligations (A+E):	\$ 8,729,439	\$ 524,710	\$ 9,254,149

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named successor
agency.

Name	Title
/s/ _____	
Signature	Date

National City Recognized Obligation Payment Schedule (ROPS 19-20) - ROPS Detail																						
July 1, 2019 through June 30, 2020																						
(Report Amounts in Whole Dollars)																						
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	ROPS 19-20 Total	19-20A (July - December)					19-20A Total	19-20B (January - June)					19-20B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$ 58,375,429		\$ 9,254,149	\$ 0	\$ 3,915,572	\$ 223,736	\$ 4,340,131	\$ 250,000	\$ 8,729,439	\$ 0	\$ 0	\$ 0	\$ 524,710	\$ 0	\$ 524,710
12	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/E2 ManageTech/EnSafe	Remediation Planning	Merged	233,200	N	\$ 233,200		113,200		120,000		\$ 233,200						\$ -
13	WI-TOD (DDA/Co-Op/Bond Docs/Other Grants)	OPA/DDA/Construction	2/15/2011	6/30/2020	City of National City/DTSC	Environmental Oversight	Merged	80,500	N	\$ 80,500		60,500		20,000		\$ 80,500						\$ -
87	Personnel and Admin Costs	Admin Costs	7/1/2019	6/30/2020	City of National City	Personnel and other support services for SA	Merged	250,000	N	\$ 250,000					250,000	\$ 250,000						\$ -
110	Environmental Monitoring for CDC Properties	OPA/DDA/Construction	7/1/2013	6/30/2020	County of San Diego	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary	Merged	15,000	N	\$ 15,000		15,000				\$ 15,000						\$ -
111	Environmental Monitoring for CDC Properties	Remediation	7/1/2011	6/30/2020	GeoSyntec Consultants	Environmental Oversight Remediation and Testing for Education Village, ACE, 2501 Cleveland, 835 Bay Marina Drive and other SA properties as necessary	Merged	36,300	N	\$ 36,300		6,300		30,000		\$ 36,300						\$ -
128	Contract for Financial Analysis	Fees	2/1/2017	1/31/2020	NHA Advisors	Financial and bond adviser/annual disclosure	Merged	8,000	N	\$ 8,000				8,000		\$ 8,000						\$ -
144	Contract for Legal Services	Legal	2/1/2011	6/30/2020	Kane, Ballmer, & Berkman	Legal support for state actions on Redevelopment/Litigation support for protecting legal interests, e.g., Affordable Housing Coalition v. Sandoval, et al.	Merged	17,000	N	\$ 17,000		17,000				\$ 17,000						\$ -
146	Contract for Legal Services	Legal	10/3/2011	6/30/2020	Opper & Varco, LLP/ Richard Opper	Litigation for Education Village/Legal support re: environmental compliance with DTSC, DEH, etc. for SA properties or responsibilities	Merged	47,000	N	\$ 47,000		47,000				\$ 47,000						\$ -
147	Contract for Legal Services	Legal	1/22/2008	6/30/2020	Christensen & Spath, LLP	Litigation for ARE Holdings/Litigation for Morgan Square, Inc./Legal Services for Westside Infill Transit Oriented Development Housing Project	Merged	40,000	N	\$ 20,000		20,000				\$ 20,000						\$ -
162	Bonds	Fees	7/1/2019	6/30/2020	Bank of New York	Fiscal Agent Fees	Merged	4,000	N	\$ 4,000				4,000		\$ 4,000						\$ -
167	Contract for Legal Services	Legal	12/15/2012	6/30/2020	Meyers Nave Hoffman Riback Silver & Wilson	Protect assets and obligations of Successor Agency	Merged	24,000	N	\$ 24,000		24,000				\$ 24,000						\$ -
176	Unforseen SA remediation cost obligation - estimated additional costs Phase II WI-TOD	OPA/DDA/Construction	6/21/2011	6/30/2020	Paradise Creek Housing Partners	Remediate unanticipated soil conditions on the WI-TOD site as required by the DDA	Merged	4,300,241	N	\$ 4,300,241		3,600,000	223,736	476,505		\$ 4,300,241						\$ -
179	Joint Defense and Cost Sharing Agreement with respect to the Affordable Housing Coalition of San Diego County v. Sandoval et al case	Litigation	3/30/2015	6/30/2020	City of National City/City of Lemon Grove	Reimburse the City of National City for previously paid invoices (\$6,964.47) for legal services in defense of the Affordable Housing Coalition's lawsuit against the National City Successor Agency as well as those that may arise during the ROPS 16-17 period (TBD). Allow the Successor Agency to directly pay its share of the costs to the City of Lemon Grove for any invoices arising during ROPS 17-18 (TBD).	Merged	12,572	N	\$ 12,572		12,572				\$ 12,572						\$ -
180	2017 Tax Allocation Refunding Bond - Series A Principal Payment	Refunding Bonds Issued After 6/27/12	9/27/2017	8/1/2032	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 2005B and 2011 TABs (replaces Items 3 and 4)	Merged	42,910,000	N	\$ 2,918,000				2,918,000		\$ 2,918,000						\$ -
181	2017 Tax Allocation Refunding Bond - Series A Interest Payment	Refunding Bonds Issued After 6/27/12	9/27/2017	8/1/2032	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 2005B and 2011 TABs (replaces Items 3 and 4)	Merged	7,590,765	N	\$ 1,032,130				534,230		\$ 534,230				497,900		\$ 497,900
182	2017 Tax Allocation Refunding Bond - Series B Principal Payment	Refunding Bonds Issued After 6/27/12	9/27/2017	8/1/2029	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 1999 TAHBs (replaces Item 1)	Merged	2,470,000	N	\$ 198,000				198,000		\$ 198,000						\$ -
183	2017 Tax Allocation Refunding Bonds - Series B Interest Payment	Refunding Bonds Issued After 6/27/12	9/27/2017	8/1/2029	Bank of New York Mellon Trust Company, N. A.	Bonds issued to refund the outstanding principal balance of the 1999 TAHBs (replaces Item 1)	Merged	334,601	N	\$ 55,956				29,146		\$ 29,146				26,810		\$ 26,810
184	Bonds	Fees	9/28/2017	8/31/2021	US Bank	Escrow agent fees for payments on the refunded 2011 TABs until call date of 8/01/2021 - amount overlooked for ROPS 18-19	Merged	750	N	\$ 750				750		\$ 750						\$ -
185	Bonds	Fees	9/28/2017	8/31/2021	US Bank	Escrow agent fees for payments on the refunded 2011 TABs until call date of 8/01/2021 - amount overlooked for ROPS 18-19	Merged	1,500	N	\$ 1,500				1,500		\$ 1,500						\$ -
186									N	\$ -						\$ -						\$ -
187									N	\$ -						\$ -						\$ -
188									N	\$ -						\$ -						\$ -
189									N	\$ -						\$ -						\$ -
190									N	\$ -						\$ -						\$ -
191									N	\$ -						\$ -						\$ -
192									N	\$ -						\$ -						\$ -
193									N	\$ -						\$ -						\$ -
194									N	\$ -						\$ -						\$ -
195									N	\$ -						\$ -						\$ -
196									N	\$ -						\$ -						\$ -
197									N	\$ -						\$ -						\$ -
198									N	\$ -						\$ -						\$ -

National City Recognized Obligation Payment Schedule (ROPS 19-20) - Report of Cash Balances
July 1, 2016 through June 30, 2017
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [Cash Balance Tips Sheet](#).

A	B	C	D	E	F	G	H
	ROPS 16-17 Cash Balances (07/01/16 - 06/30/17)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, Grants, Interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/16) RPTTF amount should exclude "A" period distribution amount	661,958	5,269,598	3,017,613	1,033,455	0	F2: \$1,000,000 was applied to ROPS 17-18 and \$33,455 was applied to ROPS 18-19
2	Revenue/Income (Actual 06/30/17) RPTTF amount should tie to the ROPS 16-17 total distribution from the County Auditor-Controller		6,604		223,736	10,599,517	G2: ROPS 16-17A \$6,128,008; ROPS 16-17B \$4,471,509
3	Expenditures for ROPS 16-17 Enforceable Obligations (Actual 06/30/17)	14,792	55,512	369,191		7,467,995	E3: \$369,191 was authorized to be spent via Amended ROPS 16-17B
4	Retention of Available Cash Balance (Actual 06/30/17) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	647,166	4,175,426				C4 & D4: Cash with fiscal agent debt service reserves
5	ROPS 16-17 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 16-17 PPA form submitted to the CAC	No entry required				3,131,522	G5: This amount should be adjusted to \$2,748,319, a reduction of \$383,203. This amount represents the difference between the original \$2,531,000 in reserve balance authorized in ROPS 17-18 and the Amended ROPS 17-18B authorized amount of \$2,914,203. See comment re: E6 in H6.
6	Ending Actual Available Cash Balance (06/30/17) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$ 0	\$ 1,045,264	\$ 2,648,422	\$ 1,257,191	\$ 0	E6: \$2,531,000 in reserve balance was applied to ROPS 17-18 and \$117,422 was applied to ROPS 18-19, which utilized the remaining balance of \$2,648,422. F6: Amount available is actually \$223,736. See comment in H1.

National City Recognized Obligation Payment Schedule (ROPS 19-20) - Notes July 1, 2019 through June 30, 2020	
Item #	Notes/Comments
12	A total of \$233,200 is requested, including a projected carryover of \$113,200 from ROPS 18-19 and new RPTTF funding in the amount of \$120,000. Ensafe's role is to provide environmental support services for site remediation of the Paradise Creek Park project, including soil characterization and reporting, soil excavation and import monitoring, and preparation of the removal action completion report. The full scope of the work was not determined until after the remediation plan was finalized, which, as noted above, was subsequent to the approval of ROPS 18-19. (See related Items 13 and 176.) For both Items 12 and 13, the costs are the best estimates at this time. Should there be any unexpected issues that develop during the remediation process, these costs are subject to change.
13	A total of \$80,500 is requested, including a carryover of \$60,500 from ROPS 18-19 and new RPTTF funding of \$20,000. DTSC will continue to perform regulatory oversight activities during site remediation of the Paradise Creek Park project as well as review the completion report. (See related Items 12 and 176.) For both Items 12 and 13, the costs are the best estimates at this time. Should there be any unexpected issues that develop during the remediation process, these costs are subject to change.
110	The County's Environmental Services Department has oversight responsibility for these monitoring the remediation monitoring requirements that are defined in Item 111. Funding requests for these costs continue to be on an estimated basis.
111	A total \$36,300 is requested, including a carry over of \$6,300 from ROPS 18-19 and \$30,000 from RPTTF. Staff is working with Geosyntec to review and identify remaining ongoing Successor Agency remediation monitoring requirements as well as those monitoring requirements that can be closed. Funding requests for these costs continue to be on an estimated basis. (See related Item 110.)
176	ROPS 18-19 included \$5,600,000 for Item 176 as the best available estimate for environmental remediation of the WI-TOD housing project park site. Subsequent to the approval of ROPS 18-19, a remediation plan was approved by the California Department of Toxic Substances Control (DTSC). In October 2018, a contract in the amount of \$5,219,250 was awarded for this work. A 25% contingency, in the amount of \$1,304,813, was also authorized given the high volume of contaminated soil that must be hauled off to an out-of-state Class 1 landfill, resulting in a potential total project cost of \$6,524,063. Of the \$6.5 million potential cost, funding in the amount of \$223,822 is coming from non-Successor Agency sources, leaving an up-to cost of \$6,300,241 for the Successor Agency. This amount exceeds the ROPS 18-19 estimate of \$5,600,000 by \$700,241. As a result, ROPS 19-20, Item 176, includes a request for \$476,505 from RPTTF monies and \$223,736 from Other Funds to ensure that adequate funding is available timely to complete the remediation work. While the work on the project is scheduled to begin in late December and be completed in the summer, weather or as yet unknown other conditions may affect the timeline and, therefore, to ensure that there are no interruptions in funding, \$3.6 million of the \$5,600,000 from ROPS 18-19 is requested to be carried over to ROPS 19-20. (See related Items 12 and 13.)

**Successor Agency to the Community Development Commission
as the National City Redevelopment Agency**

Administrative Budget: ROPS 19-20A and 19-20B

Expenditures

	Annual Salaries & Benefits	% Allocated	Annual Cost	Six Month Cost Admin Budget ROPS 19-20A	Six Month Cost Admin Budget ROPS 19-20B
Personnel*					
Executive Director	257,400	15%	38,610	19,305	19,305
Executive Secretary	86,000	25%	21,500	10,750	10,750
City Manager	308,200	5%	15,410	7,705	7,705
Executive Assistant	98,700	5%	4,935	2,468	2,468
City Attorney	277,000	4%	11,080	5,540	5,540
Executive Assistant	98,200	3%	2,946	1,473	1,473
City Clerk/Records Management Officer	155,400	8%	12,432	6,216	6,216
Executive Secretary	76,000	8%	6,080	3,040	3,040
Community Development Manager	164,200	10%	16,420	8,210	8,210
Director of Finance	200,200	3%	6,006	3,003	3,003
Financial Services Officer	149,000	5%	7,450	3,725	3,725
Management Analyst	89,600	3%	2,688	1,344	1,344
Financial Analyst (part time)	40,000	90%	36,000	18,000	18,000
Senior Accountant	103,100	7%	7,217	3,609	3,609
Accountant	86,300	4%	3,452	1,726	1,726
Accountant	91,300	6%	5,478	2,739	2,739
Buyer	77,700	2%	1,554	777	777
Administrative Technician	73,800	3%	2,214	1,107	1,107
Accounting Assistant	68,500	4%	2,740	1,370	1,370
Accounting Assistant	68,500	2%	1,370	685	685
Accounting Assistant	68,500	2%	1,370	685	685
Various as needed	N/A	N/A	36,500	18,250	18,250
Total Personnel			243,452	121,726	121,726
Maintenance & Operations					
Contract Services - Legal Services for Successor Agency			2,000	1,000	1,000
Other Miscellaneous Expenditures			4,548	2,274	2,274
Total M&O			6,548	3,274	3,274
Total Expenditures			250,000	125,000	125,000
Funding Sources					
RPTTF - Administrative Allowance			250,000	125,000	125,000
Total Funding Sources			250,000	125,000	125,000

* Personnel responsibilities include, but are not limited to, providing executive direction and legal guidance for the operations of the SA, scheduling and maintaining records of the meetings of the Successor Agency, preparing agenda materials for the SA Board, managing litigation, developing the ROPS for each annual period, projecting and managing the cash flow of the SA, managing contracts with vendors (including, but not limited to, the WI-TOD housing project), managing the payments to vendors, accounting for all transactions of the SA in the general ledger, and preparing annual financial statements. Not represented on this schedule, but playing an important policy role in the administration of the Successor Agency, are the City's Mayor and Council Members who serve as the Board for the Successor Agency.